

When Recorded Mail To:

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
650 Howe Avenue
Sacramento, CA 95825-4699

WESTERN TITLE INS. CO.

D454657
1904 JAN 24 PM 1:20

SAN FRANCISCO

RECORDER

Space above this line for Recorder's use

Agency: Parks and Recreation

QUITCLAIM DEED

Project: Candlestick

Parcel: 3806, et al

OFFICIAL
N/C

D633 IMAGE 1952

The City and County of San Francisco, a municipal corporation, acting by and through its Mayor and Board of Supervisors, does hereby remise, release and quitclaim to the State of California, without warranty, express or implied, those certain lands located in the City and County of San Francisco, State of California as described in Exhibit "A" and depicted as Parcels 1 through 18 on Exhibit "B," "Map of Candlestick Park State Recreation Area," which exhibits are attached hereto and by this reference made a part hereof.

Reserving, however, rights of way and easements with right of entry upon, over, along, across, under and through the properties designated as sewer easements on Exhibit "C," attached hereto and by this reference made a part hereof, for the purpose of constructing, laying, operating, maintaining and repairing sewer pipes, mains, outfalls and related facilities now or hereafter located therein. By accepting this deed, the State of California covenants and agrees that it will not construct any park facility or do any other act that would interfere with the operation, repair, maintenance, construction or reconstruction of sewer facilities now or hereafter located within said rights of way and easements without the consent of the City and County of San Francisco.

This Quitclaim Deed is made and accepted, and the property described herein is conveyed, subject to the express conditions that the lands described herein are to be used only for park and related cultural and recreational purposes and that development and construction of said park, in accordance with the State of California's approved plan therefor, shall be completed within twenty (20) years from the date hereof; and it is further provided that if any portions of the property conveyed hereby are not developed as such a completed park within twenty (20) years from the date hereof or if any portions that are developed as such a completed park shall at any future time cease to be used for park and related cultural and recreational purposes, the said portions of the property which are not so developed as a completed park, or which cease to be used for such park purposes, shall immediately revert to the grantor herein, at no cost to grantor, and title

thereto shall revert to grantor without the necessity of grantor making re-entry or retaking possession thereof. By accepting this Deed, the State of California covenants and agrees that, in the event of any such reversion, it will, upon demand by grantor, prepare, execute and deliver a quitclaim deed conveying to the City and County of San Francisco the properties that have so reverted to grantor. These conditions shall be binding upon successors, transferees and assigns of the grantee herein; and the State of California, by accepting this deed, covenants and agrees that if any interest in the lands described herein is conveyed, leased or transferred to another person or other persons, the State will require each such grantee, lessee, or transferee to make the same covenant, made herein by the State, to deliver a quitclaim deed conveying to the City and County of San Francisco any lands that revert to grantor upon failure of the said conditions.

This Quitclaim Deed has been executed in accordance with the Agreement executed by the parties thereto on The 6th day of December, 1983.

In Witness Whereof, the said City and County of San Francisco has executed this conveyance this 6th day of December, 1983.

DOCUMENTARY TRANSFER TAX \$ None
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

Signature of declarant or agent determining tax - firm name

Dianne Feinstein
DIANNE FEINSTEIN
Mayor of the City and County of
San Francisco

John L. Taylor
JOHN L. TAYLOR
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

GEORGE AGNOST
City Attorney

By: Jonathan E. Halligan
Deputy City Attorney

APPROVED:

Valerie Hartman
Director of Property

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

D633 IMAGE 1954

On the 6th day of December 1983,
before me, Donald W. Dickenson, County Clerk of the City and County
of San Francisco, and ex officio Clerk of the Superior Court of the
State of California, in and for the City and County of San Francisco,
personally appeared Dianne Feinstein, Mayor of
the City and County of San Francisco, a municipal corporation, and
John L. Taylor, Clerk of the Board of
Supervisors of the City and County of San Francisco, known to me to be
the Mayor and Clerk of the Board of Supervisors of
the municipal corporation described in and who executed the within
instrument and also known to me to be the persons who executed it on
behalf of the municipal corporation therein named, and they and each
of them acknowledged to me that such municipal corporation executed
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal at my office in the City and County of San Francisco,
State of California, the day and year in this certificate first above
written.

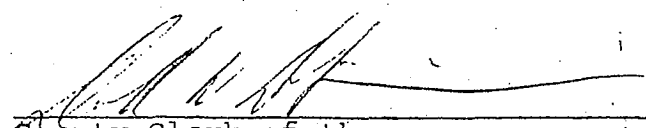

County Clerk of the
City and County of San Francisco,
State of California and ex officio
Clerk of the Superior Court of the
State of California, in and for the
City and County of San Francisco.

EXHIBIT "A"

Those eighteen (18) parcels of land situate in the City and County of San Francisco, State of California, being portions of the following described avenues, 80 feet wide, streets, 64 feet wide, lots, blocks, canal and railroad right-of-way lying within the boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto and made a part hereof, said avenues, streets, lots and blocks and canal are as shown on that map titled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County of San Francisco", approved by the Board of Tide Land Commissioners March 30, 1868, a copy of which map is filed in Map Book W, Pages 46 and 47, Document #X45805 in the office of the City and County of San Francisco Recorder, said eighteen parcels are more particularly described as follows:

PARCEL 1:

D633 PAGE 1955

Those portions of the following streets and avenues described in that document recorded May 14, 1976 in Book C 169, Pages 573 to 664, and in that grant from the State of California to the City and County of San Francisco dated July 29, 1958 recorded July 29, 1958 in Book 7337, Page 305 Official Records of said City and County.

Underwood Avenue (21st Ave.);	Van Dyke Avenue (22nd Ave.);
Wallace Avenue (23rd Ave.);	Yosemite Avenue (24th Ave.);
Armstrong Avenue (25th Ave.);	Bancroft Avenue (26th Ave.);
Carroll Avenue (27th Ave.);	Donner Avenue (28th Ave.);
Egbert Avenue (29th Ave.);	Fitzgerald Avenue (30th Ave.);
Gilman Avenue (31st Ave.);	Hollister Avenue (32nd Ave.);
Ingerson Avenue (33rd Ave.);	Jamestown Avenue (34th Ave.);
Key Avenue (35th Ave.);	Le Conte Avenue (36th Ave.);
Meade Avenue (37th Ave.);	Nelson Avenue (38th Ave.);
Olney Avenue (39th Ave.);	Pulaski Avenue (40th Ave.);
Quebec Avenue (41st Ave.);	Richter Avenue (42nd Ave.);
Sampson Avenue (43rd Ave.);	Tovar Avenue (44th Ave.);
Ship Street;	Alvord Street (A St.);
Boalt Street (B St.);	Coleman Street (C St.);
Donahue Street (D St.);	Earl Street (E St.);
Fitch Street (F St.);	Griffith Street (G St.);

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

PARCEL 2:

South Basin Canal, 200 feet wide, bounded on the Southeast by the southeasterly line of Fitch Street 64 feet wide produced southwesterly from the southwesterly line of Wallace Avenue to the northeasterly line of Yosemite Avenue, and bounded on the Northwest by the Ordinary High Tide Line of 1868-1869, Course 425, as described in the Official Field Notes

of the Board of Tide Land Commissioners, Page 13, on file in the Office of the State Lands Commission, and as shown on the above-mentioned map of Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street, and on Block Map No. 9, a copy of which is filed in Map Book W, Pages 50 to 52 in the office of the Recorder of said City and County, being that portion of said canal described on Page 75 in the document recorded May 14, 1976 in Book C 169, Pages 573 to 664 of Official Records in the office of the Recorder of said City and County.

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

PARCEL 3:

Tide Land Block No. 825, Assessor's Block 4903, bounded on the Northeast by the southwesterly line of Donner Avenue, on the Southeast by the northwesterly line of Boalt Street, on the Southwest by the northeasterly line of Egbert Avenue, and on the Northwest by the southeasterly line of Coleman Street, said block is shown as Market Place on said map filed in Map Book W, Pages 46 and 47, being those lands described on Page 75 in the document recorded May 14, 1976 in Book C 169, Pages 573 to 664 of Official Records in the office of the Recorder of said City and County.

PARCEL 4:

D633 IMAGE 1956

Tide Land Block No. 831, Assessor's Block 4920, bounded on the Northeast by the southwesterly line of Egbert Avenue, on the Southeast by the northwesterly line of Boalt Street, on the Southwest by the northeasterly line of Fitzgerald Avenue, and on the Northwest by the southeasterly line of Coleman Street, said block is shown as Market Place on said map filed in Map Book W, Pages 46 to 47, being those lands described on Page 76 in the document recorded May 14, 1976 in Book C 169, Pages 573 to 664 of Official Records in the office of the Recorder of said City and County.

PARCEL 5:

Those portions of the railroad right-of-way 200 feet wide, reserved by the Board of Tide Land Commissioners pursuant to Section 4, Chapter 543, Statutes 1868 of the California Legislature, shown on Tide Land Commissioners Block Map No. 9, a copy of which is filed in Map Book W, Pages 50 to 52, Document X45805 in the office of the Recorder of said City and County, which portions of right-of-way are within Assessor's Blocks 4826 (T.L. Blk. 432), 4853 (489), 4876 (490), 4884 (512 and 513), and 4906 (828), and waterward of the ordinary high tide line of 1869 shown but not labeled on said map.

PARCEL 6:

That portion of Assessor's Block 4884, Tide Land Block 512, lying easterly of said railroad right-of-way and described in that deed from the Housing Authority of the City and County of San Francisco to the State of California recorded in Book A 253, Page 574 of Official Records in the office of the City and County of San Francisco Recorder, said parcel being more particularly described as follows:

COMMENCING at a point formed by the intersection of the southwesterly line of Carroll Avenue and the northwesterly line of Fitch Street; running thence northwesterly along said southwesterly line of Carroll Avenue 182 feet 9 inches to the easterly line of the land which was formerly a right-of-way for Southern Pacific and Western Pacific Railroad Companies, as fixed and designated by the Board of Tide Land Commissioners of the State of California; thence southerly along the easterly line of said right-of-way 255 feet 6-1/2 inches to the northeasterly line of Donner Avenue; thence southeasterly along said northeasterly line of Donner Avenue 23 feet 8 inches to the northwesterly line of Fitch Street, thence north-easterly along said last named line 200 feet, to the point of commencement, being that parcel described on Page 77 of the document recorded May 14, 1976 in Book C 169, Pages 573 to 664 of Official Records in the office of the Recorder of said City and County.

D633 IMAGE 1957

PARCEL 7:

A triangular parcel of land bounded on the South by the southerly boundary of the City and County of San Francisco as shown on Board of Tide Land Commissioners Map of Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street, on the Northwest by the southeasterly line of Alvord Street, and on the Northeast by the southwesterly line of Le Conte Avenue, being that parcel of land described on Page 76 in the document recorded May 14, 1976 in Book C 169, Pages 573 to 664 of Official Records in the office of the Recorder of said City and County.

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

PARCEL 8:

A triangular parcel of land bounded on the South by the southerly boundary of the City and County of San Francisco as shown on Board of Tide Land Commissioners Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street, on the Northwest by the southeasterly line of Donahue Street, and on the Northeast by the southwesterly line of Quebec Avenue, being that parcel of land described on Page 76 in the document recorded May 14, 1976 in Book C 169, Pages 573 to 664 of Official Records in the office of the Recorder of said City and County.

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

PARCEL 9:

Lot 10 of Assessor's Block No. 4806, Tide Land Block 399, described as Parcel One in the deed from Thad Brown, Tax Collector of the City and County of San Francisco, to the City and County of San Francisco, dated September 1975, recorded September 4, 1975 in Book C 60, Page 442 of Official Records in the office of the Recorder of said City and County, said parcel being more particularly described as follows:

BEGINNING at a point on the northeasterly line of Underwood Avenue distant thereon 75 feet southeasterly of the southeasterly line of Hawes Street and thence running northeasterly parallel to said line of Hawes Street 200 feet to the southwesterly line of Thomas Avenue; thence at a right angle southeasterly 102 feet to the northwesterly line of a parcel of land of the United States of America; thence southwesterly and westerly along said northwesterly line 226.95 feet to said northeasterly line of Underwood Avenue; thence northwesterly along said line of Underwood Avenue 8 feet to the point of beginning.

D633 IMAGE 1958

PARCEL 10:

Lot 8 of Assessor's Block No. 4806, Tide Land Block 399, described as Parcel Two in the deed from Thad Brown, Tax Collector of the City and County of San Francisco, to the City and County of San Francisco, dated September 1975 and recorded September 4, 1975 in Book C 60, Page 442 of Official Records of said City and County, said parcel being more particularly described as follows:

BEGINNING at the point of intersection of the northeasterly line of Underwood Avenue and the northwesterly line of Griffith Street and thence running northeasterly along said line of Griffith Street 200 feet to the southwesterly line of Thomas Avenue; thence at a right angle northwesterly 391 feet to the southeasterly line of a parcel of land of the United States of America; thence southwesterly and westerly along said southeasterly line 220.29 feet to said northeasterly line of Underwood Avenue; thence southeasterly along said line of Underwood Avenue 472 feet to the point of beginning.

PARCEL 11:

A portion of the lands described in the deed from California Pacific Title Insurance Company to the City and County of San Francisco dated July 28, 1958, recorded July 29, 1958 in Book 7337, Page 133 of Official Records of said City and County described as follows:

BEGINNING at the point of intersection of the southwesterly line of Hollister Avenue with the southeasterly line of Donahue Street; running thence southeasterly along said line of Hollister Avenue 600 feet to the northwesterly line of Coleman Street; thence at a right angle southwesterly along said line of Coleman Street 200 feet to the northeasterly line of Ingerson Avenue; thence at a right angle northwesterly along said line of Ingerson Avenue 600 feet to the southeasterly line of Donahue Street; thence at a right angle northeasterly along said line of Donahue Street 200 feet to the southwesterly line of Hollister Avenue and the point of beginning, being all of Tide Land Block 858, also being all of Assessor's Block 4960.

EXCEPTING THEREFROM that portion thereof lying westerly of the easterly line of Hunters Point Expressway as said expressway is shown on the map entitled "Map Showing the Opening of Hunters Point Expressway" filed January 28, 1965 in Map Book "U", Page 59 in the office of the Recorder of said County.

PARCEL 12:

A portion of the lands described in that grant deed from Albert and Kathrine Ish to the City and County of San Francisco dated March 5, 1962, recorded March 6, 1962 in Book A 389, Page 170 of Official Records of said City and County, described as follows:

Lots Nos. 11, 12, 13 and 14, in Block No. 860 of the Salt Marsh and Tide Land Survey made by the Board of Tide Land Commissioners under and by virtue of the Act of Legislature of the State of California approved March 30, 1868, Chapter 543, Statutes 1868, Page 716, a copy of which survey map is filed in Map Book W, Pages 46 and 47, Document X45805 in the office of the Recorder of said City and County.

EXCEPTING THEREFROM that portion thereof lying westerly of the easterly line of Hunters Point Expressway as said expressway is shown on the map titled "Map Showing the Opening of Hunters Point Expressway" filed January 28, 1965 in Map Book "U", Page 59 in the office of the Recorder of said City and County.

PARCEL 13:

D633 IMAGE 1959

A portion of Assessor's Block 5003, Tide Land Block 868, being a portion of the lands described in that deed from Albert Picard to the City and County of San Francisco dated May 27, 1958, recorded June 9, 1958 in Book 7306, Page 448 of Official Records in the office of the Recorder of said City and County, described as follows:

BEGINNING at the point of intersection of the northeasterly line of Le Conte Avenue with the northwesterly line of Boalt Street, running thence northeasterly along said line of Boalt Street 200 feet to the southwesterly line of Key Avenue; thence northwesterly along said line of Key Avenue 400 feet; thence at a right angle southwesterly 100 feet; thence at a right angle southeasterly 50 feet; thence at a right angle southwesterly 100 feet to the northeasterly line of Le Conte Avenue; and thence southeasterly along said line of Le Conte Avenue 350 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying westerly of the easterly line of Hunters Point Expressway as said expressway is shown on the map titled "Map Showing the Opening of Hunters Point Expressway" filed January 28, 1965 in Map Book "U", Page 59 in the office of the Recorder of said City and County.

PARCEL 14:

A portion of Assessor's Block No. 5007, Tide Land Block 871, being a portion of the lands described in that deed from Madeline and Ray Burke to the City and County of San Francisco dated August 21, 1958, recorded September 3, 1958 in Book 7359, Page 43 of Official Records of said City and County, described as follows:

BEGINNING at the point of intersection of the southeasterly line of Boalt Street with the southwesterly line of Le Conte Avenue and thence running southeasterly along said southwesterly line of Le Conte Avenue 49.774 feet; thence deflecting $54^{\circ} 15' 04''$ to the right from the preceding course and running southerly 246.431 feet to the northeasterly line of Meade Avenue; thence deflecting $125^{\circ} 44' 56''$ to the right from the preceding course and running northwesterly along said northeasterly line of Meade Avenue 193.747 feet to said southeasterly line of Boalt Street; thence at a right angle northeasterly along said line of Boalt Street 200 feet to the point of beginning.

TOGETHER with all rights of access along the easterly boundary line of above described real property.

D633 IMAGE 1960

EXCEPTING FROM the above parcel that portion thereof lying northerly of that course distance 249.915 feet in the southerly line of Jamestown Avenue, produced easterly to that course distance 246.431 feet in the above description, said course being the easterly line of Hunters Point Expressway as shown on that map filed January 28, 1965 in Map Book "U", Page 59 in the office of the Recorder of said City and County; said course distance 246.431 feet is shown on that Map Sheet 1 of 4 filed January 28, 1965 in Book "U", Pages 60 to 63 in said Recorder's office.

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

PARCEL 15:

A portion of Assessor's Block No. 5026, Tide Land Block 874, being that portion of land described as Parcel 8 in the deed from Pauline E. Harney, et al, to the City and County of San Francisco dated June 15, 1964, recorded July 17, 1964 in Book A 790, Page 116 of Official Records of the City and County of San Francisco described as follows:

BEGINNING at the point of intersection of the southwesterly line of Meade Avenue with the southeasterly line of Boalt Street and thence running southeasterly along said southwesterly line of Meade Avenue 251.337 feet; thence deflecting $54^{\circ} 15' 04''$ to the right from the preceding course and running southerly 69.9 feet, more or less, to the present southerly boundary line of the City and County of San Francisco; thence running westerly along said southerly boundary line 245.2 feet, more or less, to the northeasterly line of Nelson Avenue; thence running northwesterly along said northeasterly line of Nelson Avenue 5.9 feet, more or less, to a line parallel with and perpendicularly distant westerly 250 feet from the second course of this description; thence running northerly along said parallel line 149.4 feet to said southeasterly line of Boalt Street; thence running northeasterly along said southeasterly line of Boalt Street 78.678 feet to the point of beginning.

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

PARCEL 16:

A portion of Tide Land Block No. 875, being Lot 8 of Assessor's Block 5027 as shown on the current Assessor Plat, more particularly described as follows:

BEGINNING at the point of intersection of the northeasterly line of Olney Avenue, formerly 39th Avenue, and the southeasterly line of Coleman Street, formerly C Street, thence northeasterly along said line 144 feet 1 inch to the westerly line of the 200 foot wide railroad right-of-way which was reserved by the Board of Tide Land Commissioners pursuant to Section 4, Chapter 543, Statutes of 1868 of the California Legislature, and shown on Tide Land Commissioners Block Map No. 9, a copy of which is on file in the office of the Recorder of the City and County of San Francisco in Map Book W, Pages 50 to 52; thence southerly along said line 184 feet 1 inch to the northeasterly line of Olney Avenue; thence northwesterly along said line of Olney Avenue 114 feet 7-1/2 inches to the point of beginning.

D633 IMAGE 1961

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

PARCEL 17:

A portion of Assessor's Block No. 5027, Tide Land Block 875, being a portion of that railroad right-of-way 200 feet wide which was reserved by the Board of Tide Land Commissioners pursuant to Section 4, Chapter 543, Statutes of 1868 of the California Legislature and shown on Tide Land Commissioners Block Map No. 9, a copy of which is on file in the office of the Recorder of the City and County of San Francisco in Map Book W, Pages 50 to 52, also being a portion of the lands described in the patent from the State of California to the City and County of San Francisco recorded July 29, 1958 in Book 7337, Page 304 of Official Records of said County, more particularly described as follows:

BEGINNING at a point on the northeasterly line of Olney Avenue, formerly 39th Avenue, distant thereon 114 feet, 7-1/2 inches southeasterly from the intersection of the northeasterly line of Olney Avenue with the southeasterly line of Coleman Street, formerly C Street; thence southeasterly along said northeasterly line of Olney Avenue 256 feet to a point on the easterly line of said railroad right-of-way that is distant 1 foot, 8-1/2 inches from the southern boundary line of the City and County of San Francisco, as said boundary is shown on said Block Map No. 9; thence northerly along said line 254 feet, 4 inches to a point on the southwesterly line of Nelson Avenue, formerly 38th Avenue, that is distant thereon 388 feet, 10-1/2 inches northwesterly from the intersection of the southwesterly line of Nelson Avenue with the northwesterly line of Boalt Street; thence northwesterly along said southwesterly line of Nelson Avenue 211 feet and 1-1/2 inches to the corner formed by the intersection of the southwesterly line of Nelson Avenue with the southeasterly line of Coleman Street; thence in a southwesterly direction along said southeasterly line of Coleman Street 55 feet, 11 inches to a point on the westerly line of said railroad right-of-way distant thereon 144 feet, 1 inch, northeasterly from the northeasterly line of Olney Avenue; thence southerly along said westerly line 184 feet, 1 inch to the point of beginning.

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

PARCEL 18:

A parcel of land in the City and County of San Francisco, State of California, being a portion of Tide Land Block 890, Lot 10 of Assessor's Block 5076 as shown on the current Assessor's Plat, also being a portion of the lands described in the deed from William J. Manuel to the City and County of San Francisco dated July 26, 1958, recorded July 29, 1958 in Book 7337, Page 338 of Official Records of said City and County, described as follows:

BEGINNING at the point of intersection of the southwesterly line of Tovar Street (now closed, formerly Forty-fourth Avenue South) and the southerly boundary line of City and County of San Francisco; running thence westerly along said boundary line 251 feet 7 inches, more or less, to the shoreline of San Francisco Bay at ordinary high water mark; running thence along said shoreline northerly 151 feet, more or less, to the southerly line of said Tovar Street; thence southeasterly along said line of Tovar Street 179 feet, more or less, to the point of beginning, being a portion of Block 890, according to "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situated in City and County of San Francisco", a copy of which is filed in Map Book W, Pages 46 and 47, Document No. X45805 in the office of the Recorder of said City and County.

ALSO, all right, title and interest in and to that certain strip of land, if any, lying between the southerly line of the above-described land and the southerly boundary line of the City and County of San Francisco as shown on said Map.

EXCEPTING from the above described parcel any portion thereof lying outside the exterior boundary of the Candlestick Point State Recreation Area as described in Exhibit "1" attached hereto.

ALSO EXCEPTING THEREFROM so much thereof as is described in the deed from William J. Manuel to Southern Pacific Company, a corporation, dated August 15, 1957, recorded October 24, 1957, in Book 7172 of Official Records, at Page 346 (Series No. 25922), in the office of the Recorder of the City and County of San Francisco.

ALSO EXCEPTING THEREFROM any portion thereof lying northwesterly of the southeasterly line of Harney Way 40 feet wide as said street is shown on that "Map Showing the Opening of Harney Way from Jamestown Avenue to County Line" filed January 28, 1965 in Map Book "V", Pages 94 and 95 in the office of the Recorder of said City and County.

D633 IMAGE 1962

EXHIBIT "1"

Description of the Candlestick Point State Recreation Area in the City
and County of San Francisco, State of California.

BEGINNING at a point on the shore of the Bay of San Francisco, said point having California Coordinate System Zone III coordinates X = 1,452,714.07, Y = 445,610.28, from which National Geodetic Survey (U.S.C.&G.S.) triangulation station BAY PARK 1932-1960 bears N 3° 50' 56" W, 2,421.31 feet; thence along the shore of San Francisco Bay, the following 130 courses:

D633 IMAGE 1963

- | | |
|--------------------------------|--------------------------------|
| (1) N 74° 50' 57" E, 21.66'; | (2) N 48° 33' 42" E, 248.78'; |
| (3) N 37° 48' 24" E, 164.07'; | (4) N 53° 21' 55" E, 141.04'; |
| (5) N 15° 38' 49" E, 21.23'; | (6) S 54° 28' 14" E, 359.22'; |
| (7) N 50° 58' 36" E, 176.06'; | (8) N 65° 15' 23" E, 113.20'; |
| (9) S 48° 20' 05" E, 402.10'; | (10) S 56° 39' 45" E, 181.38'; |
| (11) N 38° 45' 29" E, 325.59'; | (12) N 51° 35' 40" E, 220.18'; |
| (13) N 40° 04' 22" E, 110.40'; | (14) N 66° 33' 14" E, 135.94'; |
| (15) N 89° 38' 39" E, 71.97'; | (16) S 54° 27' 44" E, 65.37'; |
| (17) S 24° 34' 43" E, 173.02'; | (18) S 50° 02' 47" E, 132.95'; |
| (19) S 76° 02' 51" E, 222.47'; | (20) S 83° 49' 47" E, 266.17'; |
| (21) S 65° 59' 02" E, 242.72'; | (22) S 86° 10' 32" E, 328.38'; |
| (23) S 89° 11' 35" E, 126.96'; | (24) S 55° 38' 05" E, 73.65'; |
| (25) S 79° 32' 24" E, 147.73'; | (26) S 88° 08' 15" E, 55.01'; |
| (27) S 66° 11' 48" E, 261.38'; | (28) S 84° 17' 22" E, 89.85'; |
| (29) S 88° 27' 50" E, 967.21'; | (30) N 84° 23' 36" E, 269.94'; |
| (31) N 70° 40' 46" E, 118.89'; | (32) N 35° 01' 54" E, 52.95'; |
| (33) N 18° 10' 54" W, 95.98'; | (34) N 35° 27' 48" W, 120.19'; |
| (35) N 54° 39' 51" W, 267.30'; | (36) N 73° 41' 40" W, 57.60'; |
| (37) N 88° 17' 41" W, 199.96'; | (38) S 20° 44' 42" W, 130.45'; |
| (39) S 28° 59' 31" W, 77.64'; | (40) S 31° 24' 30" W, 89.00'; |
| (41) S 62° 48' 41" W, 64.74'; | (42) S 67° 12' 15" W, 166.69'; |
| (43) S 63° 58' 09" W, 98.72'; | (44) N 53° 12' 12" W, 161.91'; |
| (45) N 33° 30' 12" W, 59.61'; | (46) N 06° 13' 33" W, 67.78'; |
| (47) N 04° 50' 24" W, 43.56'; | (48) N 09° 21' 11" E, 60.31'; |
| (49) N 38° 39' 35" W, 130.46'; | (50) N 26° 38' 03" W, 113.75'; |
| (51) N 48° 04' 14" W, 90.10'; | (52) N 44° 17' 02" W, 217.83'; |
| (53) N 70° 51' 11" W, 102.46'; | (54) N 47° 41' 56" W, 73.59'; |
| (55) N 09° 16' 00" W, 101.08'; | (56) N 15° 30' 00" E, 111.34'; |
| (57) N 49° 33' 50" E, 111.99'; | (58) N 37° 48' 00" E, 105.66'; |
| (59) N 05° 44' 21" E, 35.00'; | (60) N 27° 47' 29" E, 128.00'; |
| (61) N 17° 43' 48" E, 103.45'; | (62) N 37° 44' 32" E, 165.56'; |
| (63) N 19° 40' 15" E, 118.03'; | (64) N 66° 32' 39" E, 56.28'; |
| (65) N 38° 34' 28" E, 348.34'; | (66) N 53° 21' 22" E, 106.45'; |
| (67) S 35° 51' 42" W, 151.17'; | (68) S 55° 21' 49" W, 64.67'; |
| (69) S 42° 32' 45" E, 17.34'; | (70) N 76° 09' 21" E, 126.54'; |
| (71) N 40° 00' 49" E, 55.53'; | (72) N 48° 53' 33" E, 120.32'; |
| (73) N 30° 29' 18" E, 155.58'; | (74) N 07° 04' 52" W, 56.79'; |
| (75) S 45° 14' 29" W, 146.70'; | (76) N 36° 01' 39" W, 7.39'; |
| (77) N 38° 07' 25" E, 134.38'; | (78) N 12° 02' 39" E, 83.04'; |
| (79) N 40° 09' 13" E, 191.89'; | (80) N 12° 59' 41" E, 58.38'; |
| (81) N 76° 29' 25" E, 27.72'; | (82) N 33° 05' 27" E, 251.40'; |
| (83) N 07° 47' 44" W, 38.97'; | (84) N 12° 32' 46" W, 3.23'; |

(85) N 53° 54' 17" W, 1,158.76';	(86) N 35° 31' 31" W, 184.43';
(87) N 56° 05' 49" W, 261.06';	(88) N 89° 08' 49" W, 161.03';
(89) N 52° 22' 05" W, 129.08';	(90) N 30° 27' 12" W, 168.52';
(91) N 56° 12' 36" W, 520.66';	(92) N 01° 19' 33" W, 58.04';
(93) N 56° 11' 42" W, 48.45';	(94) N 05° 24' 48" E, 141.00';
(95) N 39° 45' 58" E, 65.12';	(96) N 50° 08' 48" E, 107.61';
(97) N 22° 16' 10" E, 246.62';	(98) N 39° 30' 14" W, 144.72';
(99) N 72° 29' 21" W, 68.64';	(100) N 51° 34' 13" W, 516.26';
(101) N 42° 21' 13" W, 137.51';	(102) N 72° 43' 07" W, 148.47';
(103) N 53° 18' 23" W, 250.14';	(104) N 65° 29' 06" W, 70.02';
(105) N 47° 50' 03" W, 186.06';	(106) N 59° 37' 13" W, 130.26';
(107) N 27° 38' 46" E, 24.90';	(108) S 70° 48' 16" E, 100.08';
(109) S 52° 32' 17" E, 149.06';	(110) N 61° 23' 22" E, 17.54';
(111) N 35° 27' 37" W, 150.85';	(112) N 81° 35' 23" E, 131.63';
(113) S 57° 08' 32" E, 167.10';	(114) S 81° 31' 11" E, 137.67';
(115) S 62° 45' 06" E, 78.75';	(116) S 34° 18' 46" E, 116.12';
(117) S 48° 49' 32" E, 163.23';	(118) S 72° 10' 52" E, 133.84';
(119) S 08° 32' 43" E, 68.32';	(120) S 50° 47' 34" E, 68.67';
(121) S 34° 06' 52" W, 26.21';	(122) S 54° 40' 19" E, 544.88';
(123) N 86° 18' 40" E, 152.95';	(124) S 51° 01' 22" E, 242.79';
(125) S 74° 07' 18" E, 105.83';	(126) N 46° 46' 51" E, 246.90';
(127) N 17° 40' 49" E, 201.70';	(128) N 55° 22' 33" E, 178.66';
(129) N 19° 59' 22" E, 269.31 feet to a point having California	

coordinates of X = 1,456,880.71, Y = 451,043.96; thence (130) N 63° 54' 38" E, 172.12 feet, more or less, to the southeasterly prolongation of the southwesterly line of Shafter Avenue, formerly 19th Avenue, as shown on that Board of Tide Land Commissioners map titled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street", a copy of which is filed in Map Book "W", Pages 46 and 47, Document No. X45805 in the office of the City and County of San Francisco Recorder; thence northwesterly along said southeasterly prolongation of Shafter Avenue to the southeasterly line of Fitch Street, formerly F Street, as shown on said map; thence southwesterly along said line of Fitch Street to the northeasterly line of Underwood Avenue, formerly 21st Avenue, thence northwesterly along said line of Underwood Avenue to the northwesterly line of Griffith Street, formerly G Street, thence northeasterly along said line of Griffith Street to the southwesterly line of Thomas Avenue, formerly 20th Avenue; thence northwesterly along said line of Thomas Avenue to a point that is distant thereon 75.00 feet southeasterly from the southeasterly line of Hawes Street, formerly H Street; thence southwesterly parallel with said line of Hawes Street to a point on the southwesterly line of Underwood Avenue, formerly 21st Avenue, that is distant thereon 75.00 feet from the southeasterly line of said Hawes Street; thence northwesterly along said line of Underwood Avenue to the southeasterly line of Hawes Street; thence southwesterly along said line of Hawes Street to the northeasterly line of Wallace Avenue, formerly 23rd Avenue; thence northwesterly along said line of Wallace Avenue to the most westerly corner of the land described as Parcel 3 in the deed from Hibernia Bank to Mike Garza recorded December 20, 1977 in Book C 488, Page 303 of Official Records, in the office of the City and County of San Francisco Recorder, said corner being distant 205 feet southeasterly along said line of Wallace Avenue from the southeasterly line of Ingalls Street; thence southwesterly parallel with said line of Ingalls Street to the most northerly corner of that parcel of land described as Parcel 3523 in

D 633 PAGE 1984

D 633
MAR 1985

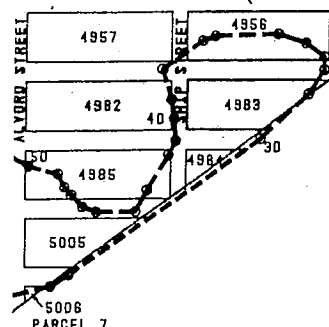
the grant deed dated November 30, 1979 from R.C. Scarver and Terese Scarver to the State of California recorded February 8, 1980 as Document No. 73057 in Book C 942, Page 746 of Official Records of said County, said corner being on the southwesterly line of Wallace Avenue distant thereon 205 feet southeasterly from the southeasterly line of Ingalls Street; thence southwesterly along the northwesterly line of said parcel to the most westerly corner thereof, being a point on the northeasterly line of Yosemite Avenue, formerly 24th Avenue, distant thereon southeasterly 205 feet from said southeasterly line of Ingalls Street; thence southwesterly parallel with said line of Ingalls Street to a point on the southwesterly line of Yosemite Avenue, said point being the point of beginning of that parcel of land described in the quitclaim deed from the United States of America to Julio and Anita Ricci recorded March 8, 1961 in Book A 235, Page 208 of Official Records of said County; thence southeasterly along said line of Yosemite Avenue to the southeasterly line of said Griffith Street; thence southwesterly along said line of Griffith Street to the northeasterly line of Carroll Avenue, formerly 27th Avenue; thence southeasterly along said line of Carroll Avenue to the line of ordinary high tide of 1869 as said line is shown, but not labeled, on that Board of Tide Land Commissioners Block Map No. 9 filed in Book W, Pages 50, 51 and 52, Document No. X45805 in the office of the City and County of San Francisco Recorder; thence southwesterly along said line to the westerly line of the 200 foot wide right-of-way for the Southern Pacific and Western Pacific Railroad Companies as shown on said Block Map No. 9; thence southerly along said line 8 feet 8 inches to a point on the northeasterly line of Donner Avenue, formerly 28th Avenue, being the most northeasterly corner of Parcel 1 as described in Sovereign Land Location No. 33 filed in Patent Book 14, Page 60 in the office of the State Lands Commission; thence southwesterly, perpendicular to said northeasterly line of Donner Avenue, 40 feet to the centerline of said Donner Avenue; thence deflecting 90° to the left and running southeasterly along said centerline 31.77 feet to the westerly line of said right-of-way; 51.08 feet to the southwesterly line of said Donner Avenue; thence leaving the line of said Parcel 1 and continuing southerly along said railroad right-of-way to the northeasterly line of Egbert Avenue, formerly 29th Avenue; thence southeasterly along said line of Egbert Avenue to the southeasterly line of Donahue Street, formerly D Street; thence southwesterly along said line of Donahue Street to the northeasterly line of Gilman Avenue, formerly 31st Avenue; thence southeasterly along said line of Gilman Avenue to the northerly extension of the easterly line of Hunters Point Expressway as shown on the Map Showing the Opening of Hunters Point Expressway filed January 28, 1965 in Map Book "U", Page 59, in the office of the City and County of San Francisco Recorder; thence southerly along said line so extended and along said line to the easterly projection of the southwesterly line of Jamestown Avenue, as said Avenue is shown on that Map Showing the Widening and Extension of Jamestown Avenue from Hunters Point Expressway to Redondo Street, filed January 28, 1965 in Map Book "U", Pages 60 to 63, City and County of San Francisco Recorder's Office, said line projected being that course distance 249.916 in Parcel 9 in the deed from the Estate of Charles Harney to the City and County of San Francisco recorded July 17, 1964 in Book A 790, Page 116 of Official Records; thence along said projection and along said line as shown on said map in a general northwesterly direction to the southeasterly line of Harney Way as shown on the Map Showing the Opening

* *thence
southerly
along
said
right of
way*

of Harney Way from Jamestown Avenue to County Line filed January 28, 1965 in Map Book "V", Pages 94 and 95, City and County of San Francisco Recorder's Office; thence southwesterly along said southeasterly line to the San Francisco-San Mateo County boundary line as shown on said Board of Tide Land Commissioners South of Second Street map; thence easterly along said line to a point on the shore of San Francisco Bay from which the point of beginning of this description bears N 47° 47' 38" E; thence N 47° 47' 38" E, 103.85 feet, more or less, to the point of beginning.

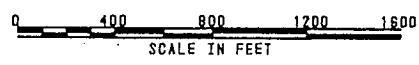
Basis of bearings for this description is the California Coordinate System Zone III. On that basis, the coordinates of N.G.S. Station BAY PARK 1932-1960 are X = 1,452,551.54, Y = 448,026.13 and SAN BRUNO are X = 1,440,263.79, Y = 438,156.82. Distances along the Bay of San Francisco are grid distance.

D633 IMAGE 1966



GRID NORTH CALIF. COORD.
ZONE III

D633 IMAGE 1967



LEGEND

- PARK BOUNDARY
- ORDINARY HIGH TIDE LINE 1869
- SOVEREIGN LAND LOCATION #31

NOTES:

THE BOUNDARY OF THE CANDELTICK POINT STATE RECREATION AREA SHOWN HEREON IS DESCRIBED IN EXHIBIT 1 ATTACHED TO THE DEED FROM THE C/C OF SF TO THE STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE RECORDER OF THE C/C OF SF.

THE PARK BOUNDARY ALONG THE SHORE OF SAN FRANCISCO BAY AND SOUTH BASIN SHOWN HEREON WAS DETERMINED BY A 1976 PHOTOGRAMMETRIC SURVEY BY THE DEPARTMENT OF WATER RESOURCES. REFERENCE IS MADE TO DWR SURVEY REQUEST NO. 81-62 ON FILE IN THE DWR OFFICES.

THE DESIGNATION OF CITY BLOCKS AND STREET RESERVATIONS IS BASED ON THE BOARD OF TIDE LANDS COMMISSIONERS MAP ENTITLED "MAP OF THE SALT MARSH AND TIDE LANDS AND LANDS LYING UNDERWATER SOUTH OF SECOND STREET AND SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO" (MARCH 19, 1889). A COPY OF THIS MAP WAS FILED JANUARY 1975 IN BOOK V PAGES 46 AND 47 AT THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.

THE DESIGNATION OF LOT LINES ARE BASED ON THE ASSESSMENT RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO ASSESSOR'S OFFICE.

SAN FRANCISCO BAY

DESTROYED
DRAWN
Fred May
CHECKED

REVISIONS
I. D. BRITTNACHER, STATE LANDS COMMISSION
DATE
3/19/82

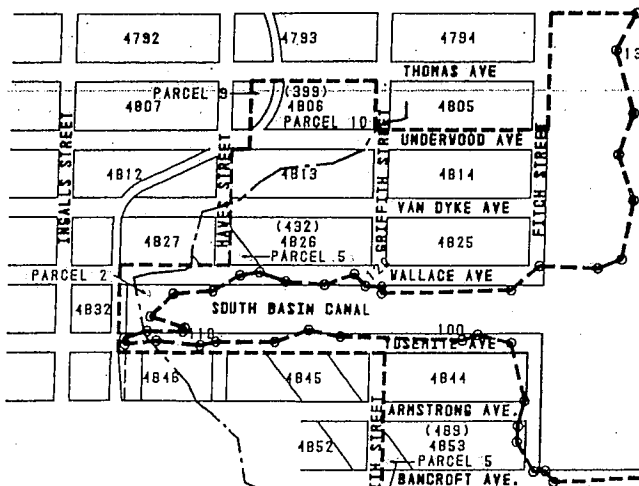
RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
APPROVED: _____ DATE: _____

MAP OF CANDELTICK POINT
STATE RECREATION AREA
EXHIBIT "B"

DRAWING
81-6

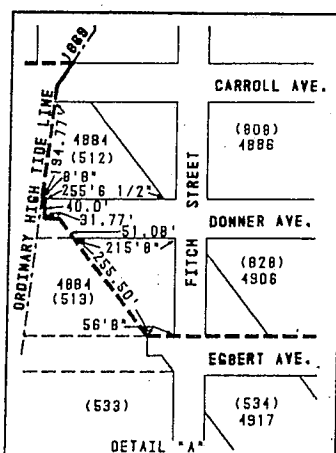
SHEET NO.
1
OF
1

EXHIBIT "B"



SOUTH BASIN

D633 1963



N.G.S. BAY PARK
 1932 - 1960

X=1,452,551.54
 Y= 448,026.13

N 03°20'06" W
 2,423.3'

SAN FR

EXHIBIT 11

SHAFTER

THOMAS

UNDERWOOD

VANDYKE

WALLACE

YOSEMITE

See Sht. 6

ARMSTRONG

BANCROFT

CARROLL

DONNER

EGBERT

EXHIBIT "C"

PAGE 1 OF 6

RESERVOIR

STATE PARK BOUNDARY

SOUTH BASIN

CANAL

SOUTH BASIN
SHORELINE

D633 IMAGE 1969

STATE PARK BDN

See Sht 4

See Sht 3

See Sht. 2

GRIFITH

EGBERT

FITCH

FITZGERALD

HAWES

BY		DATE	CITY AND COUNTY OF SAN FRANCISCO			
DR.	ML	9/81	DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING			
TR.	EUS	1/83	INDEX - SHEET NO. 1			
CK.	DJ	1/83				
APP.	He	1/83	APPROVED	SCALE 1" = 400'	FILE	CHANGE
APP.	DJB	3/83	DATE	SHEET OF SHEETS		

REF. A-37,443

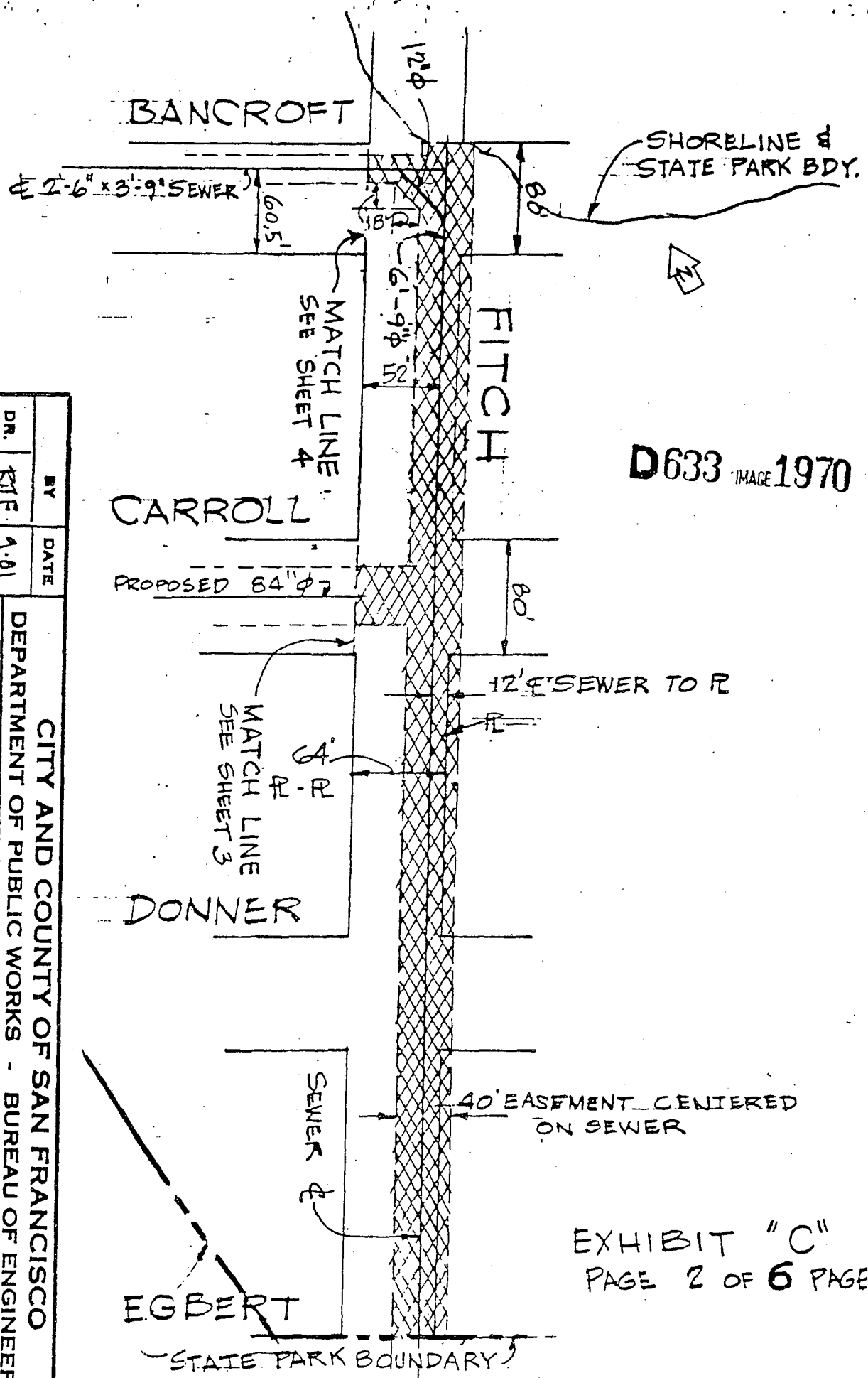
BY	DATE
DR. KJF	4-81
TR. BLS	1-83
CK. [Signature]	1-83
APP. [Signature]	1-83

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING
 SEWER EASEMENT SHEET NO. 2

APPROVED [Signature]

SCALE: 1" = 100'
 SHEET FILE

CHANGE



D633 IMAGE 1970

EXHIBIT "C"
 PAGE 2 OF 6 PAGES



GRIFFITH

D633 IMAGE 1971

CARROLL

PROPOSED 84"Ø

SEWER C

STATE PARK BOUNDARY

40' EASEMENT
CENTERED ON SEWER

40'

WATCH LINE
SEE SHT. 2

6'-9"Ø

FITCH

EXHIBIT "C"

PAGE 3 OF 6

BY		DATE
DR.	RKF	9/84
TR.	BLS	11/83
CK.	AD	1-83
APP.	U	1-83

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING

SEWER EASEMENT SHEET NO. 3

APPROVED SCALE 1"=100' FILE

CHECKED



D633 IMAGE 1972

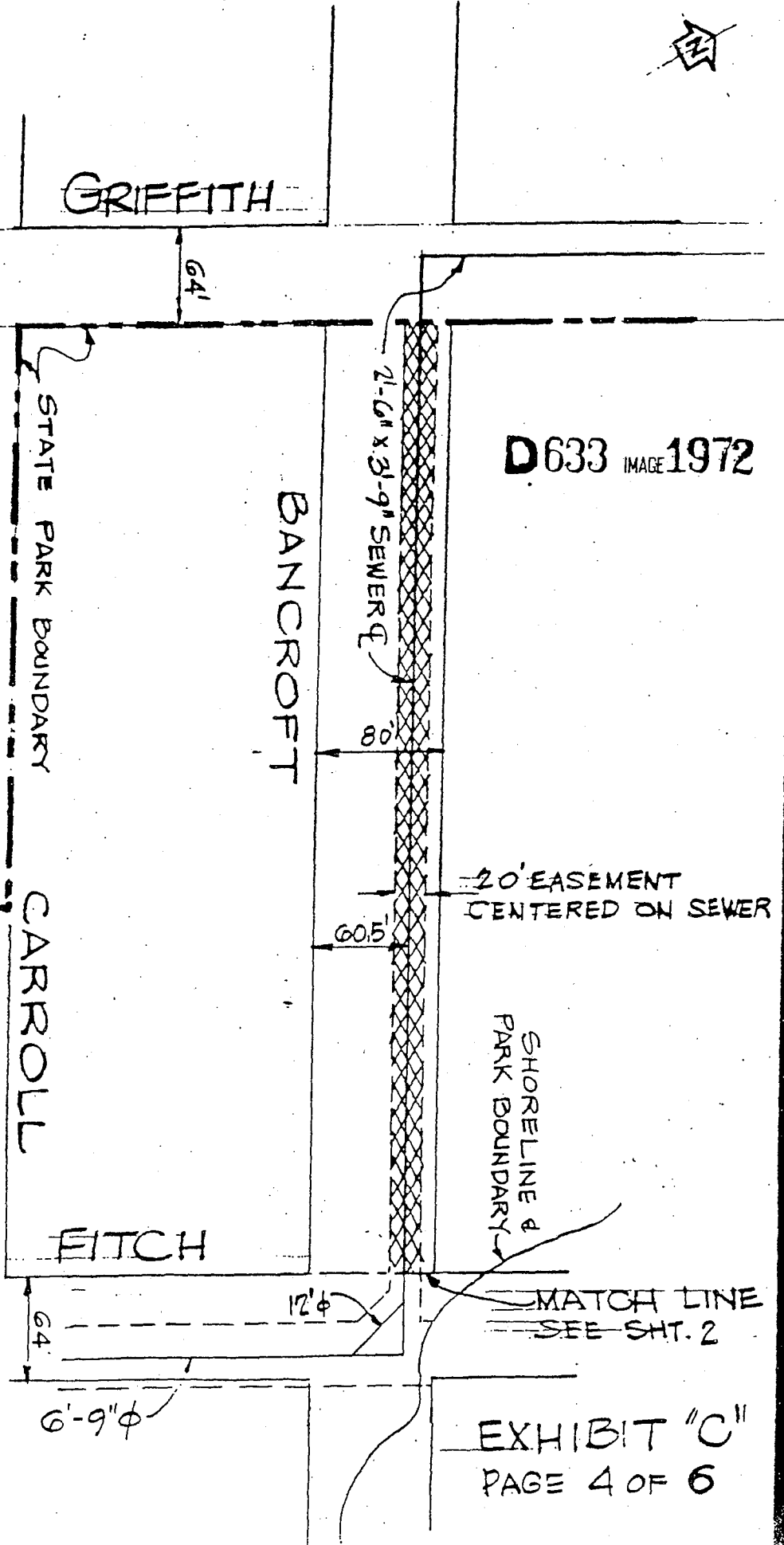


EXHIBIT "C"
PAGE 4 OF 6

REFR. A-32 443

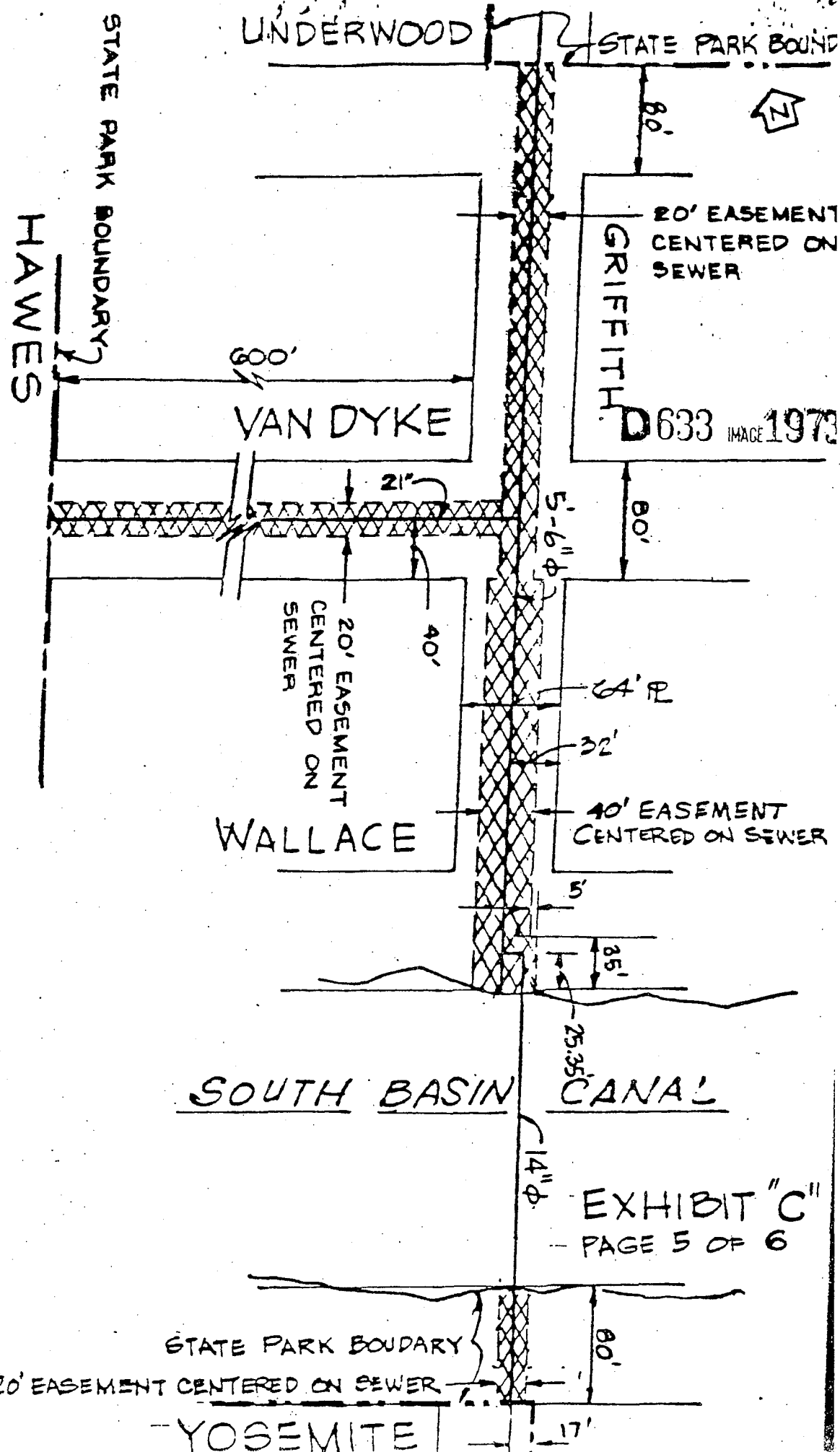
BY	DATE
DR. RKP	7/81
TR. Bx6	1/83
CK. B3	1-83
APP. [Signature]	1-83

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING

SEWER EASEMENT SHEET NO. 4

APPROVED [Signature] SCALE: 1" = 100' FILE CHANGE

REF. B-32,001



BY	DATE
DR. R.J.F.	1/8/81
TR. J.C.	1/1/82
CK. J.D.	1-1-83
APP. J.A.	1-83
APP. J.T.B.	2-83

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING

SEWER EASEMENT SHEET NO. 5
CANDLESTICK PARK STATE RECREATION AREA

APPROVED: *[Signature]* DATE: 2/14/83
 CITY ENGINEER

SCALE: 1" = 100'
 SHEET 1 OF 1
 FILE: L 45,920
 DRAWING: 1

EXHIBIT "C"
 - PAGE 5 OF 6

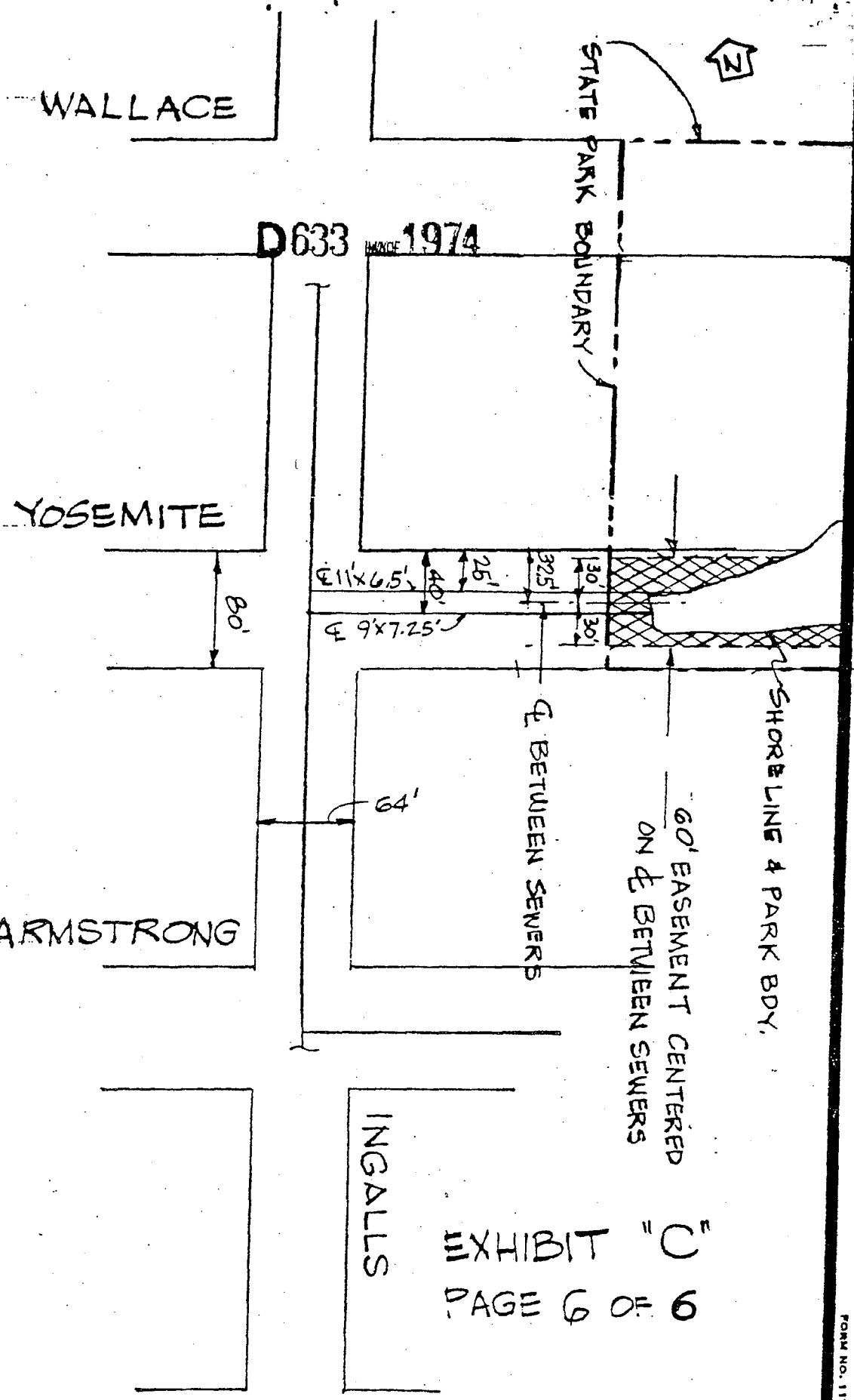


EXHIBIT "C"
PAGE 6 OF 6

BY	DATE
DR. RKF	4-81
TR. ELG	11-83
CK. DJ	1-83
APP. [Signature]	1-83

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING

SEWER EASEMENT SHEET NO. 6
CABLESTICK PARK STATE RECREATION AREA

APPROVED: [Signature]

SCALE: 1" = 100'
SHEET 45 OF 45
FILE L-45,9
CHANGE

REF. B. 718

FILE NO. 44-11

ORDINANCE NO. 45083

IMAGE 197

(Sale of Property)

AUTHORIZING SALE OF REAL PROPERTY TO THE STATE OF CALIFORNIA FOR INCLUSION IN THE CANDLESTICK POINT STATE RECREATION AREA.

Be It Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby declares that the public interest and necessity requires the sale to the State of California of seventeen (17) parcels and portions of thirty two (32) unimproved streets, containing approximately 67.9 acres total, for inclusion in the Candlestick Point State Recreation Area.

Section 2. Said property and property rights are no longer required for municipal purposes and the sale of said parcels to the State of California will not affect the Master Plan as the development of the Candlestick Point State Recreation Area in the southeastern portion of the City and County of San Francisco has received the endorsement of the Planning Commission, the Board of Supervisors and the Mayor.

Section 3. The State of California, acting through the Department of General Services, has made an offer to acquire the subject property for \$410,300.

This Offer is set forth in a written Agreement which has been executed for the State of California by the Administrative Secretary of the State Public Works Board, pursuant to Resolution of said Board. This Agreement is on file in the Department of Real Estate and its acceptance by the City and County of San Francisco has been recommended by the City Attorney and the Director of Property.

Section 4. The Offer is hereby accepted and the Mayor and the Clerk of the Board of Supervisors are authorized to execute the Agreement and a Quitclaim Deed conveying said property rights to the State of California, copies of which are on file with the Clerk of

D633

RECEIVED
OCT 3 1983
REAL ESTATE DEPARTMENT

1 the Board of Supervisors. The Director of Property shall deliver the
2 Agreement and the Quitclaim Deed when they have been executed.
3

Passed for Second Reading
Board of Supervisors, San Francisco

Ayes: Supervisors, Britt, Hongisto, Kennedy, Kopp, Maher, Molinari, Neider, Renne, Silver, Walker, Ward.

~~Non-Supervisors~~

[Signature]
96-83-1
SEP 15 1983
Approved
Clerk

Read Second Time and Finally Passed
Board of Supervisors, San Francisco

Ayes: Supervisors, Britt, Hongisto, Kennedy, Kopp, Maher, Molinari, Neider, Renne, Silver, Walker.

Absent: Supervisors HONGISTO, KOPP, MAHER, MOLINARI.

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

[Signature]
Clerk
[Signature]
Mayor

WHEN RECORDED MAIL TO:

WESTERN TITLE INS. CO.

D454658

1984 JUN 24 PM 1:15

State of California
State Lands Commission
1807 - 13th Street
Sacramento, CA 95814
Attention: Leslie H. Grimes

SAN FRANCISCO, CAL

RECORD

D633 IMAGE 1976

STATE OF CALIFORNIA -- OFFICIAL BUSINESS
Document entitled to free recordation
pursuant to Government Code Section 27383
NO TAX DUE

OFFICIAL
N/C

G 11-01

SPACE ABOVE THIS LINE RECORDER'S USE

CERTIFICATE OF ACCEPTANCE AND
CONSENT TO RECORDING
(Govt. Code 27281) (Sovereign Interest)

This is to certify that the State of California, acting by and through the State Lands Commission, accepts all the right, title and interest in a portion of the real property conveyed by, and consents to the recordation of, the attached quitclaim deed, dated December 6, 1983, from the City and County of San Francisco to the State of California. (The quitclaim deed and its Exhibits A, B, and C are attached and incorporated by this reference). The property accepted by the State of California, State Lands Commission, is sovereign land described as Parcel 1 through Parcel 8 in Exhibit A to the quitclaim deed with the following exceptions:

EXCEPTING from Parcel 1 those portions of the following avenues and streets within the lands designated Sovereign Land Location #31, described in the Patent to the City and County of San Francisco

D633 IMAGE 1977

from the State of California, filed in Patent Book 14 Page 46 in the office of the State Lands Commission, recorded July 29, 1958 in Book 7337 Page 305 of official records of the City and County of San Francisco:

Donahue Street (D St.); Coleman Street (C St.); Boalt Street (B St.); Hollister Avenue (32nd Ave.); Ingerson Avenue (33rd Ave.); Jamestown Avenue (34th Ave.); Key Avenue (35th Ave.); Le Conte Avenue (36th Ave.); Meade Avenue (37th Ave.); Nelson Avenue (38th Ave.).

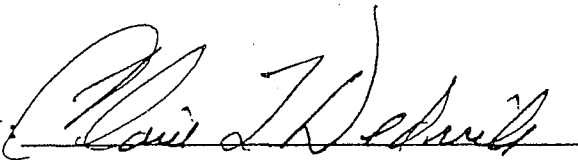
This interest in real property is accepted by the STATE OF CALIFORNIA in its sovereign capacity in trust for the people thereof as real property of the legal character of tide and submerged lands.

This acceptance and consent to recording is executed by and on behalf of the STATE OF CALIFORNIA by the State Lands Commission, acting pursuant to law, as approved and authorized by its Calendar Item No. 22 of its regular public meeting on April 28, 1983, by its duly authorized undersigned officer.

STATE LANDS COMMISSION

DATED: December 15, 1983

BY:



PROJECT: Candlestick Park

D633 IMAGE 1978

CERTIFICATE OF ACCEPTANCE

This is to certify that the State of California acting by and through the State Public Works Board accepts all the right, title and interest conveyed by the City and County of San Francisco to the State of California consisting of Parcels 9 to 18 inclusive in Exhibit "A" of the attached Quitclaim Deed, together with those portions of the following avenues and streets, described in Exhibit "A" Parcel 1, that were patented to the City and County of San Francisco by the State of California, said patent is filed in Patent Book 14, Page 46 in the offices of the State Lands Commission, and was recorded July 29, 1958 in Book 7337, Page 305 of Official Records of the City and County of San Francisco:

Donahue Street (D St.); Coleman Street (C St.);
Boalt Street (B St.); Hollister Avenue (32nd Ave.);
Ingerson Avenue (33rd Ave.); Jamestown Avenue (34th Ave.);
Key Avenue (35th Ave.); Le Conte Avenue (36th Ave.);
Meade Avenue (37th Ave.); Nelson Avenue (38th Ave.).

and consents to the recordation thereof by its duly authorized officer.

State of California
State Public Works Board

By

John H. Brooks
Assistant Administrative Secretary

Dated JAN 10 1984

APPROVED:
DEPARTMENT OF GENERAL SERVICES

By

Edward R. Smith
Director by Chief Land Agent

AGREEMENT

Parcel 2286

This Agreement is entered into between the STATE OF CALIFORNIA ("State"), acting by and through the State Public Works Board with the approval of the Department of Parks and Recreation and the Department of General Services, and the CITY AND COUNTY OF SAN FRANCISCO ("City"), acting by and through the Board of Supervisors and the Port of San Francisco; and is made in view of the following facts:

- A. The Department of Parks and Recreation is developing the Candlestick Point State Recreation Area (the "project area") and, through the State Public Works Board, is seeking to acquire all the lands lying within the boundaries of the project area as shown on Department of Parks and Recreation Drawing No. 81-62, "Map of Candlestick Point State Recreation Area", a copy of which is attached hereto as Exhibit "B". City is the owner of certain lands, or interests therein, within the project area and it is the intention of the parties that this Agreement set forth the terms and conditions for the transfer of those lands and interests from City to State.
- B. A portion of the lands within the project area was granted to City in trust for purposes of commerce, navigation and fishery pursuant to Chapter 1333, Statutes of 1968, as amended ("the Burton Act"). City claims that it has made substantial and valuable improvements in and to said lands, including, but not limited to, sewer pipes, outfalls and related facilities and streets, for which City is entitled to full value compensation if State should reclaim these lands granted to City under the Burton Act. City further claims that it acquired certain rights, titles and interests in such lands prior to and independent of the Burton Act and, therefore, that these are City properties administered by the City in its own right. City claims that its rights, titles and interests in these lands have a fair market value of \$5,150,000.
- C. In addition to the lands within the Burton Act grant, referred to above, City owns certain other lands within the project area which are owned by it in fee and are not subject to the public trust. City claims that these lands have a fair market value of \$1,600,000. Portions of these lands are improved with streets and State has requested that these particular lands be conveyed to it without a prior vacation of the streets by City.
- D. The State Legislature has appropriated \$10,000,000 for the development of the project, including acquisition of all lands within the project area, and it is anticipated that the State Legislature will appropriate an additional sum of approximately \$2,300,000 for these purposes. In order to preserve as much of the \$10,000,000 appropriation as possible for actual park construction and development, State has offered a total payment of \$410,300 to City for all City's right, title and interest in lands within the project area.
- E. The lands of City within the project area are essential to completion of the project and development of the project cannot be continued until State acquires such lands. Delay in development of the project will cause project costs to escalate, thereby reducing the park improvements that can be constructed for the funds available for the project.

F. In recognition of the need to conserve available funds for park development, facilities and maintenance and in order to expedite early completion of the park for the use and enjoyment of the people of the State and City, City is willing to convey its interest in said lands to State for the payment of \$410,300, provided that the conveyance be by quitclaim deed which:

1. Reserves to City easements for sewer facilities now existing and as proposed for expansion, as set forth in Exhibit "C", attached hereto and by this reference made a part hereof.
2. Is subject to a condition subsequent, with right of reverter, that the conveyed lands are to be used only for park and related cultural and recreational purposes.

G. State is willing to accept the said transfer under these terms.

THEREFORE, for and in consideration of the foregoing and of the mutual covenants and agreements herein contained and provided for, and for other consideration, the receipt and adequacy of which is hereby acknowledged, it is hereby mutually represented and agreed as follows:

1. City agrees that it will quitclaim to State, without warranty, express or implied, all of its right, title and interest in and to those certain lands located in the City and County of San Francisco, State of California, as described in Exhibit "A" and depicted as Parcels 1 through 18 of Exhibit "B", "Map of Candlestick Park State Recreation Area", which exhibits are attached hereto and by this reference made a part hereof, subject to the conditions that the lands are to be used only for park and related cultural and recreational purposes and that such development and construction of the park, in accordance with State's approved plan, will be completed within twenty (20) years from the date of this agreement. Said quitclaim deed will also provide that, upon failure on the part of State to meet these conditions, the lands not so developed as a park in accordance with the approved plan are to immediately revert to City, at no cost, and State, upon demand by City, shall furnish to City a quitclaim deed of all the properties not so developed that were conveyed by City to State. These conditions and obligations shall be binding upon successors to the State's interest in the lands quitclaimed to it by City and State covenants that, if any such interest is conveyed, leased, or transferred to other persons, State will require such transferee to covenant to furnish to City, upon demand by City, a quitclaim deed of any properties that are not developed as a park as required by the above-stated conditions. It is mutually agreed that the quitclaim deed from City to State will reserve to City rights of way and easements for sewer facilities as they exist and as proposed for expansion, said rights of way and easements being shown more particularly in Exhibit "C".
2. Although State has determined that it is totally unnecessary, City covenants that, should State ever so request, City will commence proceedings to determine whether the streets within the project area are no longer required for street purposes and to vacate such of said streets as are no longer so required.
3. State agrees to deliver to City a warrant for \$410,300.

4. State covenants to defend City, its departments and its employees against any and all claims, actions or causes of action challenging this Agreement, or any of the provisions contained herein, or any acts undertaken pursuant to this Agreement; and further covenants to indemnify and hold harmless City, its departments and its employees from any and all loss, costs, penalties or judgments suffered as a result of any such claims, actions or causes of action. City will not charge State for services of outside counsel in defending any such claims without State's written authorization.
5. An escrow will be opened by the parties to this agreement for the depositing, processing and recording of all documents and monies necessary to effectuate this agreement. This agreement shall constitute escrow instructions. Escrow shall close upon satisfaction of each and all of the following requirements:
- (1) The execution of this agreement by all parties.
 - (2) The deposit into escrow of fully executed copies of this Agreement and the Quitclaim Deed provided for herein.
 - (3) The deposit by State of funds in the amount of \$410,300.

Upon satisfaction of the above requirements, the Quitclaim Deed is to be recorded and the funds paid to City. State will be responsible for and pay all costs of escrow and recording and other costs relative to the closing of this escrow.

It is mutually agreed that, although City claims certain rights, titles and interests in the lands being quitclaimed to State, it makes no representations or warranties concerning its ownership of said lands nor concerning any matters, either recorded or off record, to which the title to said lands may be subject. Accordingly, although State may request, at its expense, issuance of a title insurance policy on the lands described in City's quitclaim deed, the issuance of any such policy or State's satisfaction with the condition of the title to said lands are not conditions to the closing of this escrow. Should there be any imperfections in title or any matters, either recorded or off record, to which the title to said land is subject, it shall be solely State's responsibility, and not City's, to clear such imperfections or remove such other matters.

6. This Agreement shall be effective upon its execution by all parties.
7. It is expressly understood by the parties hereto that this Agreement shall not constitute any expression nor be deemed to be an admission of the parties in any judicial or other proceeding as to the extent of any right, title or other interest of the parties in any lands except as may be expressly provided herein. In the event that this Agreement is not effectuated or is determined to be null and void or invalid, nothing herein shall be an admission of any party with respect to the lands, interests or provisions described herein.
8. This Agreement shall inure to the benefit of and shall be binding on the successors and assigns of the parties hereto.
9. This Agreement may be executed in any number of counterparts, and each executed counterpart shall have the same force and effect as an original instrument and as if all of the parties to the aggregate counterparts had signed the same instrument.

10. The provisions of this Agreement are intended to be entire and not severable, separate and distinct from each other. Should any provision of this Agreement be determined invalid or void for any reason, the entire agreement shall be deemed null and void.

11. This Agreement contains the entire agreement between State and City concerning the acquisition of lands or interests in lands owned or claimed by City in the project area, the rights granted herein and the obligations assumed hereunder. Any oral representations or modifications of this Agreement shall be of no force and effect unless also contained in a subsequent modification in writing, signed by the party to be charged and approved in writing as to form by counsel and, as to any such modification by City, also approved by the Board of Supervisors of the City and County of San Francisco.

IN WITNESS WHEREOF, the State and the City have caused this Agreement to be executed this 6th day of December, 1983.

STATE OF CALIFORNIA
State Public Works Board

By: John H. Brooks
Asst. Administrative Secretary

DEPARTMENT OF GENERAL SERVICES

By: Michael L. Smith
Director by Chief Land Agent

APPROVED AS TO FORM:

GEORGE AGNOST
City Attorney

By: Jonathan S. Heltzman
Deputy City Attorney

CITY AND COUNTY OF SAN FRANCISCO

By: Dianne Feinstein
DIANNE FEINSTEIN
Mayor of the City and County of
San Francisco

By: John L. Taylor
JOHN L. TAYLOR
Clerk of the Board of Supervisors

APPROVED:

John F. Connors
Chief, Bureau of Administration
and Finance, San Francisco Port
Commission

Tom Malloy
Executive Director
Recreation and Park Department

Jeffrey Bell
Director of Public Works

Wallace Hartman
Director of Property